

PLANNING COMMISSION REPORT



MEETING DATE: January 14, 2004

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Ingleside Inn Tract Unit 03 - 22-ZN-2003

REQUEST

Request to approve to rezone from Single Family Residential R1-10 (City of Phoenix zoning) to Single Family Residential District (R1-7) on a portion of a .41 +/- acre parcel located at 6002 E Carnation Circle.

Key Items for Consideration:

- This property was annexed on November 4, 2003 from the City of Phoenix.
- State Law requires the application of city zoning on annexed property within six (6) months of annexation.
- The annexed property is an approximately 25 foot strip of the north half of a single-family lot. Prior to annexation 85% of the lot was in the City of Scottsdale, with the remainder in the City of Phoenix.

Related Policies, References:

This property was annexed to the City of Scottsdale on November 4, 2003 through ordinance #3530.

OWNER

Michael & Sally Connors
602-685-7552

APPLICANT CONTACT

Teresa Huish
City of Scottsdale
480-312-7829

LOCATION

6002 E Carnation Cr

BACKGROUND

Zoning.

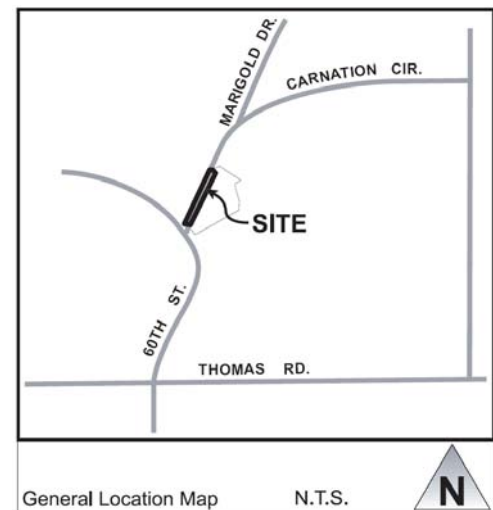
The site is zoned R1-10 (City of Phoenix zoning).

General Plan.

The General Plan Land Use Element designates the property as Suburban Neighborhoods. This category includes medium to small-lot single-family neighborhoods and/or subdivisions.

Context.

This subdivision is located north of Thomas Road at approximately 60th Street. The surrounding property is zoned R1-7. This annexed piece is a part of a parcel that is zoned R1-7.



History.

The annexation involved a narrow strip of Parcel 128-44-001A. It is one single-family lot that was partially located in the City of Phoenix, while the existing home and majority of the lot was located within the City of Scottsdale. The subject property was de-annexed by the City of Phoenix on October 15, 2003 and annexed by the City of Scottsdale on November 4, 2003. The surrounding zoning is R1-7, as is the majority of the lot that already is within the City's jurisdictional boundary.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

To apply city of Scottsdale zoning to the property annexed to the city of Scottsdale on November 4, 2003 that is consistent with the remainder of the lot and the surrounding subdivision.

Key Issues.

This rezoning will clear up possible jurisdictional confusion regarding zoning district setbacks, etc. It will make the strip of annexed property consistent with the remainder of the lot already zoned R1-7.

IMPACT ANALYSIS**Traffic.**

- This request will not have any impact on traffic.

Water/Sewer.

No increased impacts

Police/Fire.

No increased impacts

Schools District comments/review.

Scottsdale Unified School District has been notified of this application.

Policy Implications.

The city is required to apply zoning to property that is annexed within six (6) months. This request will make the strip of annexed property consistent with the remainder of the lot already zoned R1-7.

Community Impact.

There will be no impact on the surrounding community as the zoning change does not significantly alter any of the parcels development standards. There have been no comments received from any of the surrounding properties.

**STAFF
RECOMMENDATION****Recommended Approach:**

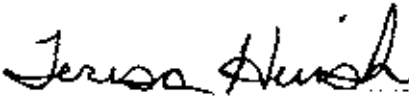
Staff recommends approval.


**RESPONSIBLE
DEPT(S)****Planning and Development Services Department**

Planning and Design Services/Current Planning Services

STAFF CONTACT(S) Teresa Huish
Community Planner
480-312-7829
E-mail: thuish@scottsdaleaz.gov

APPROVED BY


Teresa Huish
Report Author

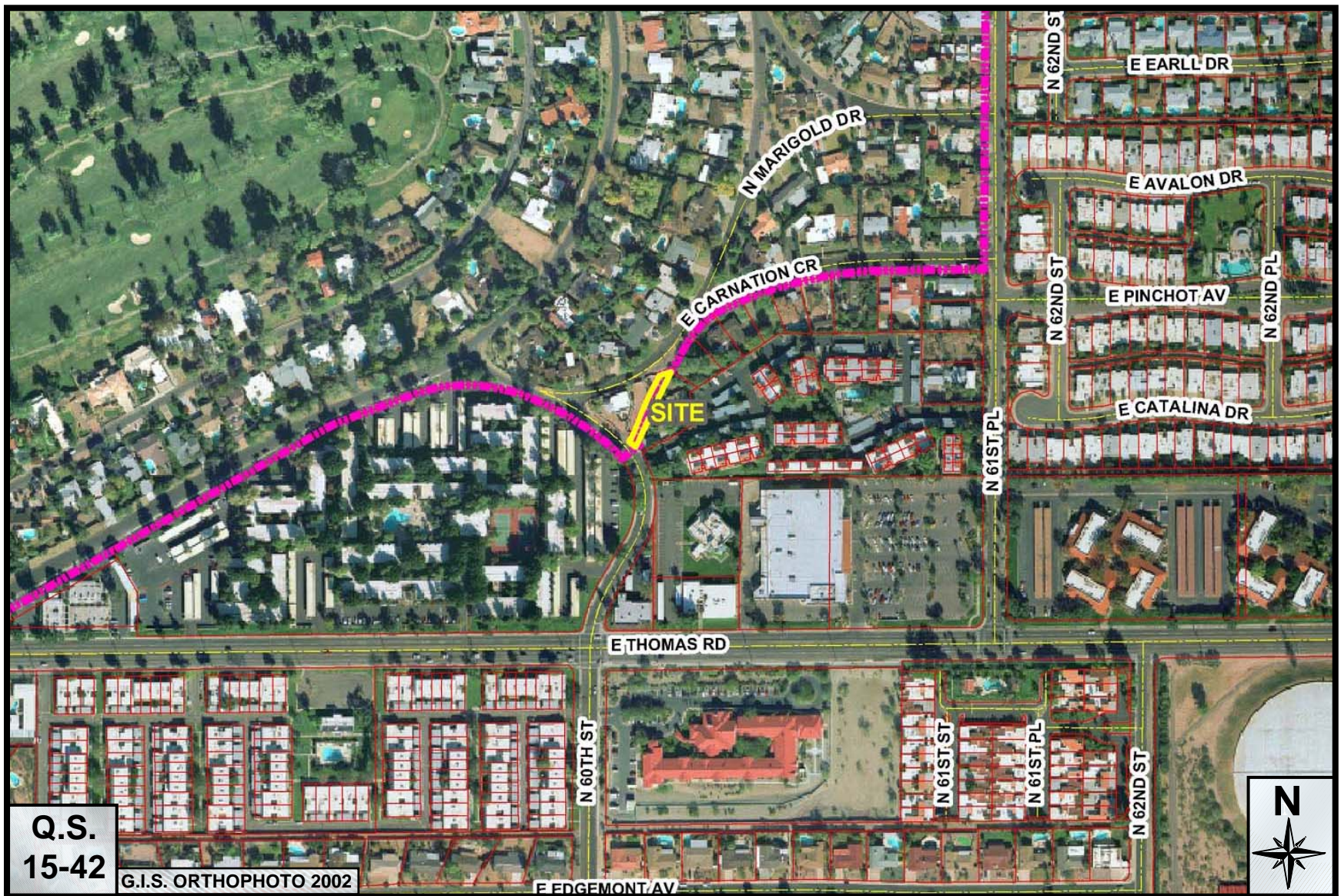

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map

**Project Narrative for Ingleside Inn Tract 03
22-ZN-2003**

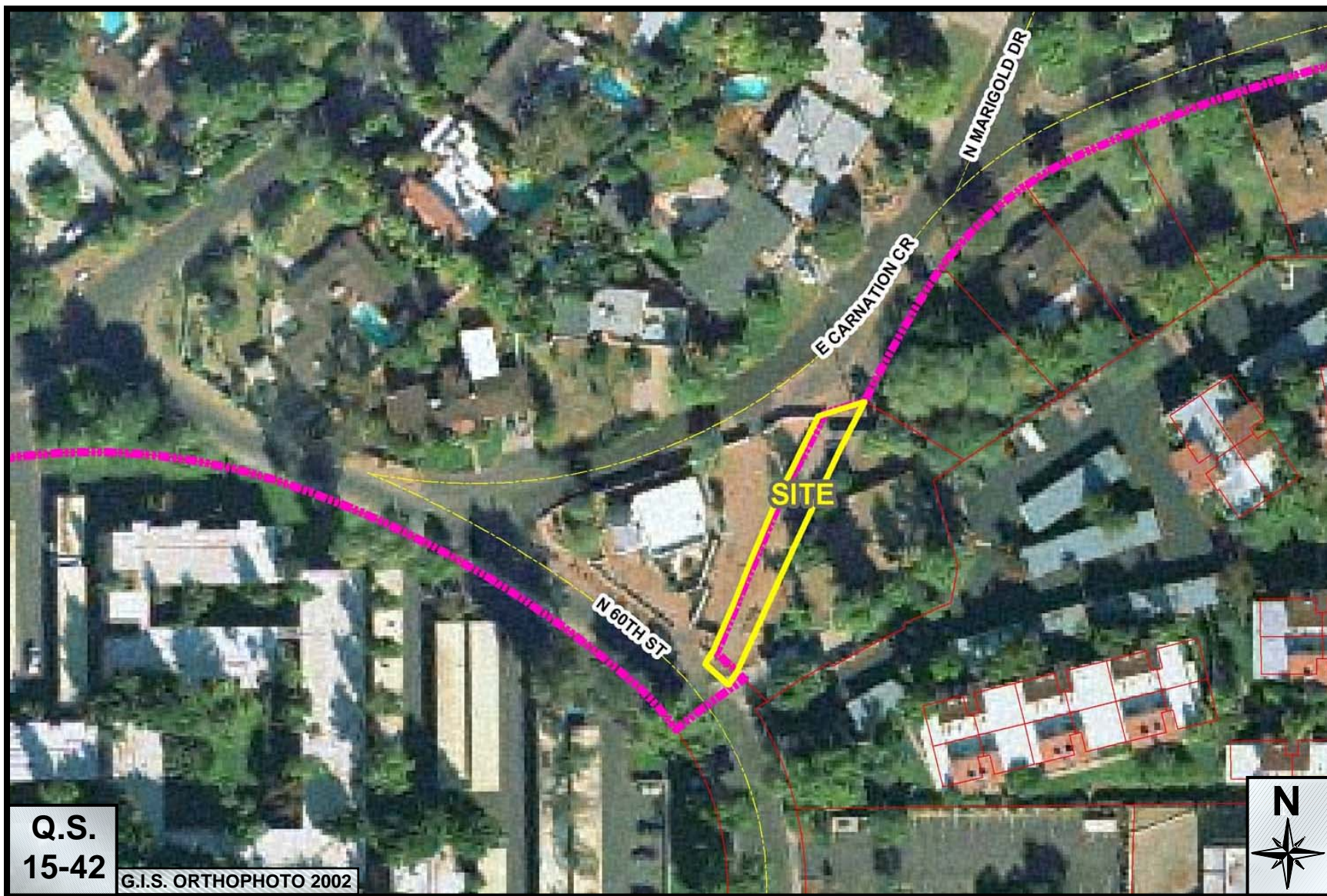
This is a request to rezone a portion of the property located at 6002 E Carnation Circle. A 25 foot strip on the north side of the property was annexed by the City of Scottsdale from the City of Phoenix on November 4, 2003. This portion of the property still has the City of Phoenix zoning which is R1-10, Single Family Residential. This request is to replace the City of Phoenix zoning with the City of Scottsdale zoning which is R1-7, Single Family Residential. This is the same zoning that is on the rest of the property.



Ingleside Inn Tract Unit 03

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ATTACHMENT #2

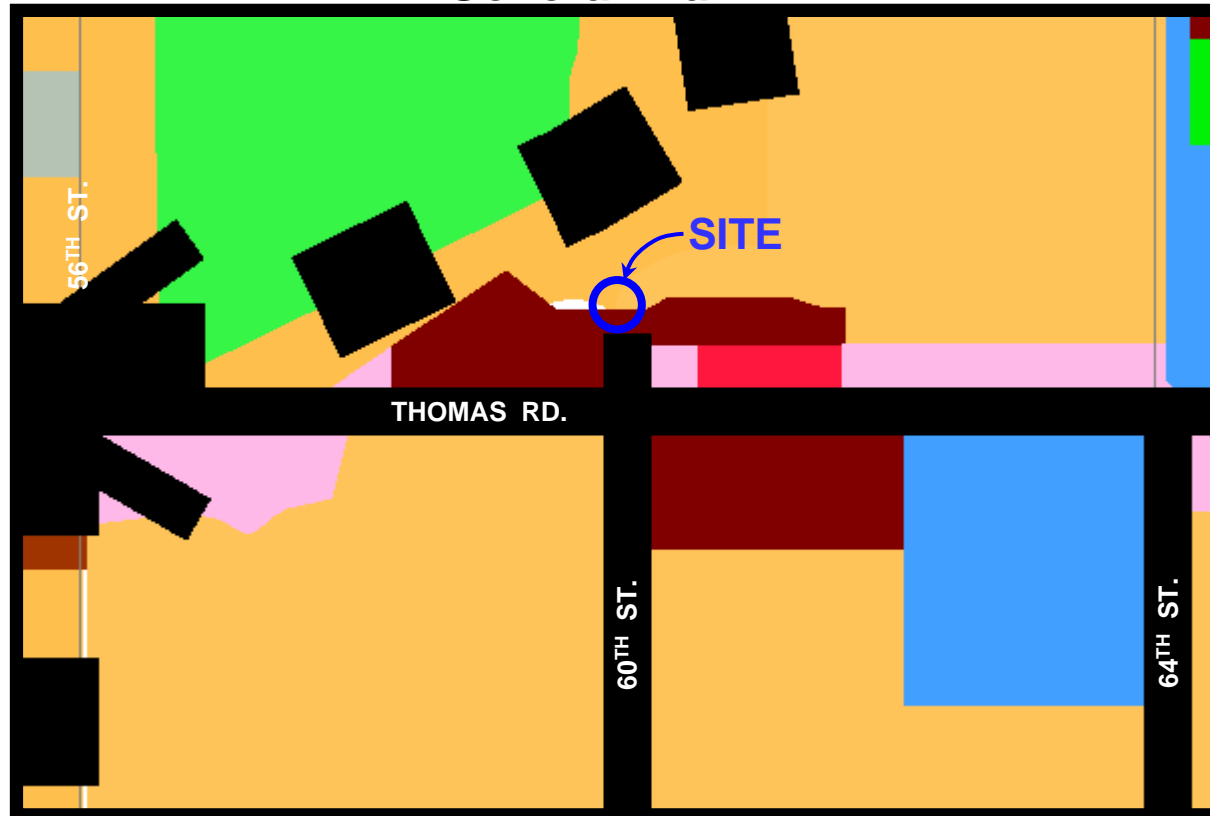


Ingleside Inn Tract Unit 03

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ATTACHMENT #2A

General Plan

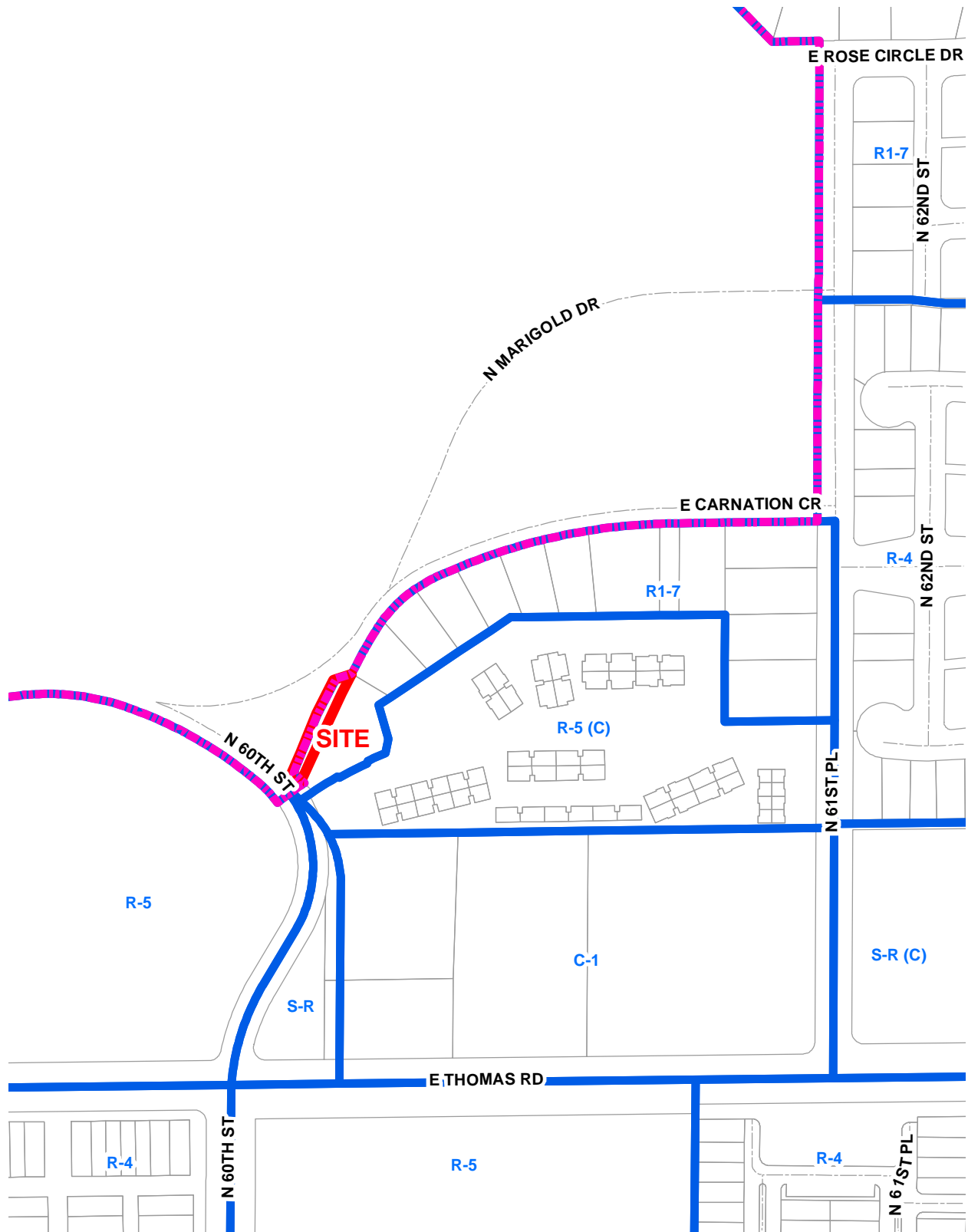


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|---|--|
| Rural Neighborhoods | Commercial |
| Suburban Neighborhoods | Office |
| Urban Neighborhoods | Employment |
| Mixed-Use Neighborhoods | Natural Open Space |
| Resorts/Tourism | Developed Open Space (Parks) |
| Shea Corridor | Developed Open Space (Golf Courses) |
| Mayo Support District | Cultural/Institutional or Public Use |
| Regional Use District | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
| McDowell Sonoran Preserve (as of 4/2002) | |
| Recommended Study Boundary of the McDowell Sonoran Preserve | |
| City Boundary | Location not yet determined |



22-ZN-2003
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of April 2, 2002



22-ZN-2003

ATTACHMENT #4

